

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	09 PINE WOOD 50
Interior Floor	11 CLAY TILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	- 0%	- 0								

Heated Area: 2658 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			344,822
TOTAL MARKET OB/XF VALUE			3,659
TOTAL LAND VALUE - MARKET			401,625
TOTAL MARKET VALUE			750,106
SOH/AGL Deduction			75,811
ASSESSED VALUE			674,295
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			674,295
TOTAL JUST VALUE			750,106
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			700,772

Quality				
DOR CODE	0800 MULTI-FAMILY			
MAP NUM	MKT AREA			
04	Quality Level 04			
	01			
NEIGHBORHOOD/LOC				
1057.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	15	15	2	248
BAS	1,056	100	1,056	130,747
BAS	168	100	168	20,800
FOP	210	30	63	7,800
FOP	28	30	8	990
FOP	40	30	12	1,486
FUS	1,224	100	1,224	151,548
FUS	210	100	210	26,001
STR	55	10	6	743
STR	112	10	11	1,362
TOTALS	3,173		2,785	344,822

\*\* This building has 11 Sub-Areas

375 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	01/15/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190054	ADDITION	147,000	01/15/2019
20070105	REROOF W/50YR SHN	10,100	01/23/2007
20020916	RELOCATER WATER H	1,000	05/30/2002
20020908	REPIPE ALL FIXTUR	5,000	05/29/2002
8445	REPAIR/RRF	1,400	07/18/1994
6834	REPAIR/RRF	500	12/23/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE
2644/444	5/26/2023	WD	Q	I	01	1,325,000
GRANTOR: GIBBS PAUL A SR						
GRANTEE: WHITTEMORE DANIEL R						
2247/0986	1/04/2019	WD	Q	I	01	325,000
GRANTOR: BRYANT FRANK O JR TRU						
GRANTEE: GIBBS PAUL A SR						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	0	0	528.00	SF	7.00	7.00	100	2019	2019	3	99	3,659	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W14 BAS=[YR=1993] W20 S36 E13 FOP=[YR=1993] S10 E21 N10 W21 \$ E21 N24 W14 N12 \$ S12 E14 N5 UST=[YR=2019] E5 N11 W5 S11\$ N7 \$ PTR= E15 FUS=[YR=1993] E34 FOP=[YR=2019] N1 BAL=[YR=2019] N3E5S3W5\$ E5 S8 STR=[YR=2019] S11 W5 N11 E5\$ W5 N7\$ S35 FOP=[YR=2019] E4 S4 STR=[YR=2019] E3 S12 W15 N5 FUS=[YR=2019] W13 N10 E21 S10W8\$ E8 N4 E4 N3\$ S3 W4 N7\$ S1 W34 N36\$ W15 \$ .	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0006	R-3	75.00	146.00	75.00	FF		1.00	1.00	0.89	6,000.00	5,355.00	401,625							